



QUARTERLY SUMMARY OF METROPOLITAN PLANNING COMMISSION ACTIONS

THIRD QUARTER **2012**: JULY-SEPTEMBER

Knoxville/Knox County Metropolitan Planning Commission
November 2, 2012

Quarterly Report MPC ACTIONS 3rd Quarter – 2012

Plans, Studies and Reports

Case No.	Jurisdiction	Request	Action
6-A-12-SP	County & City	North County Sector Plan Update	MPC adopted City and County approved
8-A-12-SP	County & City	South County Sector Plan Update	MPC postponed to October

Sector Plan Amendments

Case No.	Jurisdiction	Request	Action
7-A-12-SP	City 4	City property. 1.1 acres on south side of Emoriland Boulevard from C to PP	MPC adopted Council approved
7-B-12-SP	City 4	Sherfick property. 0.7 acres on north side of Emoriland Boulevard.	Withdrawn. Mistakenly included with OYP amendment
7-C-12-SP	City 2	Harb-White properties. 6.8 acres on Bridgewater from MDR to MDR/O	MPC adopted Council approved
7-D-12-SP	City 6	KCDC property. 1.0 acres on Curie Place from LDR to MDR	MPC adopted Council approved
7-E-12-SP	County 8	Bennett property. 1.0 acres on Apache Road from LDR to C	MPC denied County denied appeal
7-F-12-SP	City 2	Brown property. 1.7 acres on Osprey Lane from LDR to C	MPC adopted O Council approved
9-A-12-SP	County 8	Jack Walker. 1.5 acres on Tillett Lane from NC to RC	MPC adopted RC for part Commission initiated SP amendment for remainder
9-B-12-SP	County 7	Safe Storage. 1.4 acres on Murray Drive from LDR to C	MPC adopted Commission approved
9-C-12-SP	County 8	Robert Maples. 0.5 acres on Three Points Road from LDR to C	MPC adopted O Commission approved
9-D-12-SP	City 1	Martha Watkins. 5.6 acres on Forest Avenue from MDR to HDR	MPC adopted Council approved

City One Year Plan Amendments

Case No.	Jurisdiction	Request	Action
7-A-12-PA	City 4	City property. 1.1 acres on south side of Emoriland Boulevard from GC to PP	MPC adopted Council approved
7-B-12-PA	City 4	Sherfick property. 0.7 acres on north side of Emoriland Boulevard from GC to LDR	MPC adopted Council approved
7-C-12-PA	Case number not used		
7-D-12-PA	City 2	Harb-White properties. 6.8 acres on Bridgewater from MDR to MDR/O	MPC adopted Council approved
7-E-12-PA	City 6	KCDC property. 1.0 acres on Curie Place from LDR to MDR	MPC adopted Council approved
7-F-12-PA	City 2	Brown property. 1.7 acres on Osprey Lane from O(k) to C	MPC adopted O Council approved

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Subdivision Regulations – New or Revised Concept Plans – Residential

Case No.	Jurisdiction	Request	Action
7-SA-12-C	City 3	Village at Bearden, Phase III. 4 lots on 0.8 acres (5.0 dua) on Francis Road	MPC approved
9-SA-12-C	County 6	Ashley Meadows. 42 lots on 10.9 acres (3.9 dua) on Gray-Hendrix Road	MPC approved

Subdivision Regulations – New or Revised Concept Plans – Nonresidential

Case No.	Jurisdiction	Request	Action
2-SA-12-C	City 5	Gerdau Ameristeel property on Ely Avenue near Stonewall Street	MPC approved

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Subdivision Regulations – Final Plats Approved

Case No.	Jurisdiction	Request
6-SB-12-F	County 8	Corryton Acres Resubdivision. Withdrawn
7-SA-12-F	City 6	Honeyrock. 3.2 acres into 2 lots w/variances for ROW and easement
7-SB-12-F	County 5	Ebenezer UMC. 16.6 acres into 1 lot w/variances for ROW, easement, radius
7-SC-12-F	City 5	Marietta addition. 0.2 acres into 1 lot w/variance for ROW
7-SD-12-F	County 6	Greenbrook, Unit 3. 8.1 acres into 33 lots
7-SE-12-F	County 6	Yarnell Station, Unit 1. 18.6 acres into 48 lots
8-SA-12-F	City 3	Reynolds property. 1.6 acres into 2 lots w/variance for easement
8-SB-12-F	City 2	Cumberland Trust Company. 4.6 acres into 1 lot w/variances for ROW and easements
8-SC-12-F	City 3	Village at Bearden, Phase II. 0.8 acres into 4 lots w/variances for ROW, radius and remainder of property
8-SD-12-F	County 5	Pioneer Nursery property. 1.9 acres into 1 lot w/variances for ROW and remainder
8-SE-12-F	City 2	Hickory Hills. 0.7 acres into 1 lot w/variance for easement
8-SF-12-F	County 8	Alexander Addition. 16.0 acres into 3 lots
8-SG-12-F	County 5	Westland Manor Addition. 0.3 acres into 2 lots w/variance for easement. Postponed
8-SH-12-F	City 6	Madden & Rorex Addition. 0.9 acres into 1 lots w/variance for easement
9-SA-12-F	City2	Cartref Addition. 2.0 acres into 3 lots
9-SB-12-F	County 8	Carpenter's Addition. 0.8 acres into 2 lots w/variances for ROW and easement
9-SC-12-F	County 8	Headrick and Reno property. 5.5 acres into 3 lots
9-SD-12-F	County 7	Yow property. 12.1 acres into 2 lots
9-SE-12-F	City 4	Mayfield's Addition. 1.0 acres into 1 lot w/variance for radius
9-SF-12-F	City 2	Talahi. 0.7 acres into 1 lot w/variances for easements and remainder of lot
9-SG-12-F	County 6	Beaver Creek Addition. 4.0 acres into 3 lots w/variances for easements
9-SH-12-F	City 5	Deaton Estate property. 4.8 acres into 3 lots
9-SI-12-F	County 6	Village at Hardin Valley. 8.6 acres into 1 lot w/variance for easement-Denied
9-SJ-12-F	City 1	Gazebo at Waterford Cove. 11.2 acres into 32 lots w/variances for radius, tangent, and easements
9-SK-12-F	County 5	Falcon Pointe. 12.4 acres into 49 lots
9-SL-12-F	County 9	Waters S/D. 9.5 acres into 3 lots
9-SM-12-F	City 6	Tombras property. 0.9 acres into 1 lot w/variance for ROW
9-SN-12-F	City 5	Braine and Lee's Addition. 0.8 acres into 4 lots
9-SO-12-F	County 4	Dogwood Cove. 2.7 acres into 5 lots

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Zoning – Changes to the Zoning Map

Case No.	Jurisdiction	Request	Action
6-E-12-RZ	County 4	Independent Healthcare Properties. 2.3 acres on Northshore Road. A to PR<3 dua	MPC recommended approval Withdrawn at Commission
7-A-12-RZ	City 4	City of Knoxville. 1.1 acres on south side of Emoriland Boulevard from C-3 to OS-2	MPC recommended approval Council approved
7-B-12-RZ	City 4	Sherfick property. 0.7 acres on north side of Emoriland Boulevard from C-3 to R-1	MPC recommended approval Council approved
7-C-12-RZ	County 8	Bennett property. 1.0 acres on Apache Road from A to CA	MPC denied County denied appeal
7-D-12-RZ	City 2	Northshore Investors. 4.4 acres in Northshore Town Center from OS-2 to TC-1	Postponed in July Withdrawn in August
7-E-12-RZ	County 9	Robert Minard. 2.2 acres on Marine Road from A to RA	MPC recommended approval Commission approved
7-F-12-RZ	City 2	Harb-White properties. 6.8 acres on Bridgewater from R-2 to O-1	MPC recommended approval Council approved
7-G-12-RZ	City 4	Ronnie Phillips. 4.2 acres on Washington Pike from R-1 to RP-1<6dua	MPC recommended approval Council approved
7-H-12-RZ	County 8	Pinnacle National Bank. 0.8 acres on Asheville Highway from RB to CA	MPC recommended approval Commission approved
7-I-12-RZ	City 6	KCDC property. 1.0 acres on Curie Place from R-1 to R-2	MPC recommended RP-1 Council approved
7-J-12-RZ	City 2	Brown property. 0.7 acres on Osprey Lane from A-1 to O-1	MPC recommended approval Council approved
8-A-12-RZ	City 6	State Street Garage. 2.5 acres on State Street from C-3 to C-2	MPC recommended approval Council approved
8-B-12-RZ	County 9	Rebecca Ferguson. 15.9 acres on Woodson Drive from RA to A	MPC recommended approval Commission approved
8-C-12-RZ	City 2	City of Knoxville. 0.4 acres on Luscombe Dr from no zone to R-1	MPC recommended approval Council approved
8-D-12-RZ	City 2	City of Knoxville. 1.4 acres on Normandy Dr from no zone to R-1	MPC recommended approval Council approved
8-E-12-RZ	City 1	City of Knoxville. 4.2 acres on Chapman Highway from no zone to C-3 and R-1	MPC recommended approval Council approved
8-F-12-RZ	City 3	City of Knoxville. 3.4 acres on Clinton Highway from no zone to C-4	MPC recommended approval Council approved
8-G-12-RZ	City 3	City of Knoxville. 74.8 acres at end of Bradley Lane from no zone to RP-1<3dua	MPC recommended approval Council approved
8-H-12-RZ	County 7	Sam Connor. 21.9 acres from A to PC	MPC recommended approval Commission approved
8-I-12-RZ	City 2	Citizens National Bank. 2.1 acres on Parkside Drive from C-3 to C-4	MPC recommended approval Council approved
8-J-12-RZ	City 2	Kingston Pike LLC. 0.4 acres on Kingston Pike to reduce H-1 overlay district	Postponed
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Zoning – Changes to the Zoning Map [Continued]

Case No.	Jurisdiction	Request	Action
9-A-12-RZ	County 8	Jack Walker. 1.5 acres on Tillett Lane from RB to CR	MPC recommended CR for part, Commission referred remainder back to MPC
9-B-12-RZ	County 7	Safe Storage. 1.4 acres on Murray Drive from A to CA	MPC recommended approval Commission approved
9-C-12-RZ	County 8	Robert Maples. 0.5 acres on Three Points Road from RA to CA	MPC recommended OA Commission approved
9-D-12-RZ	County 7	Brian Blakely. 0.4 acres on E. Emory Road from A to RA	MPC recommended approval Commission approved
9-E-12-RZ	City 1	Martha Watkins. 5.6 acres on Forest Avenue from I-2 to R-3	MPC recommended RP-3<60 dua. Council approved
9-F-12-RZ	County 7	C & T Clinton Emory Partnership. 4.6 acres on Clinton Hwy from A to CA	MPC recommended approval Commission approved
9-G-12-RZ	City 6	MPC. 0.8 acres on E. Fifth Avenue from I-3 to O-3	MPC recommended approval Council approved

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Zoning - Development Plans

Case No.	Jurisdiction	Request	Action
6-A-12-UR	County 5	LKM Properties. 1.9 acres on Ebenezer Road. Convenience store in PC zone	MPC approved With new conditions
7-D-12-UR	City 3	Village at Bearden, Phase III. 4 lots on 0.8 acres on Francis Road (5.0 dua) in RP-1 zone	MPC approved
8-A-12-UR	County 6	Zion Senior Living. 4.3 acres on Zion Lane. Assisted living facility in PR zone	MPC approved
8-B-12-UR	City 3	Restoration House. 5.6 acres on Robinson Rd. Multi-dwelling structures in RP-1 zone	MPC approved
8-C-12-UR	County 6	Carol Murphy. Amended peripheral boundary in PR zone	MPC approved
8-D-12-UR	City 2	3G Studios. 8.4 acres on Thunderhead Dr. Retail/office development in TC-1 zone	MPC approved
9-B-12-UR	County 7	Southern Design Landscapes. 2.2 acres on Neal Drive. Office/warehouse development in PC zone	MPC approved

Zoning - Uses on Review

Case No.	Jurisdiction	Request	Action
6-C-12-UR	City 6	Beverly Holland. Child day care center on Holston Drive in C-3 zone	Postponed
7-A-12-UR	County 7	Wellspring Senior Living. Assisted living facility in OB district	MPC approved
7-B-12-UR	County 6	Flagship Group. Medical facility expansion in BP/TO zone	MPC approved
7-C-12-UR	County 8	U.S. Cellular. 250 ft. Telecommunications tower on Monday Rd. in A zone	MPC approved
8-B-12-UR	City 3	Restoration House. 5.6 acres on Robinson Rd. Multi-dwelling structures in R-1A zone	MPC approved
8-E-12-UR	County 7	Randy Caldwell. 8.4 acres on Dannaher Dr. Assisted living facility in OB zone	MPC approved
8-F-12-UR	City 2	Randolph Architecture. 1.6 acres on Prosperity Dr. Assisted living facility in O-1 zone.	MPC approved
8-G-12-UR	City 4	U.S. Cellular. 150 ft. telecommunications tower on S. Mall Rd. in C-1 zone	MPC postponed, then approved Modified by Council upon appeal
8-H-12-UR	City 5	U.S. Cellular. 195 ft. telecommunications tower at end of Oaklett Dr. in RP-1 zone	MPC postponed, then approved in September
8-I-12-UR	County 7	U.S. Cellular. 250 ft. telecommunications tower on Façade Lane in A zone	MPC approved
8-J-12-UR	County 7	U.S. Cellular. 170 ft. telecommunications tower on Andersonville Pk. in A zone	MPC approved
9-A-12-UR		Withdrawn prior to notification	
9-C-12-UR	City 6	KCDC. 0.8 acres on Chestnut Street. Two duplexes in R-1 zone	MPC approved
9-D-12-UR	City 4	Damon Falconier. 6.1 acres on Alice Bell Road. Church expansion in R-1 zone	MPC approved

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Zoning Ordinance Amendments

Case No.	Jurisdiction	Request	Action
8-A-12-OA	County	Edits of entire zoning ordinance	MPC recommended approval Commission postponed
8-B-12-OA	City	Amendment to H-1 district regarding HZC membership	MPC recommended approval Council approved
8-C-12-OA	County	Amendment to H-1 district regarding HZC membership and appointments	MPC recommended approval Commission approved
9-A-12-OA	City	Amendments to residential zone districts to allow courtyard development as use on revies	MPC postponed to November

Subdivision Regulation Amendments

Case No.	Jurisdiction	Request	Action
4-B-12-OA	MPC	Alternative street standards for HRP A	MPC adopted Council approved Withdrawn at Commission

Alley and Street Closures

Case No.	Jurisdiction	Request	Action
7-A-12-AC	City 4	Unnamed alley between Lamar Street and Church property	MPC recommended approval Council approved
8-A-12-AC	City 5	Unnamed alley north of Rider Avenue	MPC recommended approval Council approved
8-A-12-SC	City 1	Cumberland Avenue corner radius at 22 nd Street	MPC recommended approval Council approved
8-B-12-SC	City 1	Masterson Road within Gov. John Sevier ROW near Topside Road	MPC recommended approval Council approved
12-A-11-SC	City 5	Stonewall Street between Ely and alley	Untabled and postponed
12-B-11-SC	City 5	Ely Avenue between Stonewall Street and parcel near Bragg Street	Untabled and postponed
9-A-12-SC	City 3	Monterey Road connecting to Peppercorn Lane	MPC recommended approval Withdrawn by applicant
9-B-12-SC	City 6	Brookside Court near Baxter Avenue and I-275 interchange	MPC recommended approval Council approved
9-C-12-SC	City 3	Peppercorn Lane connecting to Monterey Road	MPC recommended approval Withdrawn by applicant

Other Business

Case No.	Jurisdiction	Request	Action
8-A-12-OB	County 5	Extension of subdivision concept plan for Roefield. 8-SB-10-C	MPC approved